

**BY SPEED POST WITH A/D**

SA/ 1140/2608/20-21

29<sup>th</sup> June 2020

To  
Riverbank Developers Private Limited  
225C, A.J.C Bose Road,  
4<sup>th</sup> floor,  
Kolkata 700 020

भारतीय डाक  
EWSR0616621W 1W:69874:0061662  
SP R N NITENF41FE 406D 50  
Counter No: 10/06/2020 12:30  
To: RIVERBANK DEV, 225C AJC BOSE Rd India Post  
PIN: 700020, LK Sarani SG  
From: SAHBIP 406A, 10 0 0 ST 800K  
Wt: 200gms  
Rate: 29.50 Cash Tariff: 4.50  
Track on www.indiapost.gov.in

26/07/2021  
Re: Demand for outstanding payment

Our Client: - Mr Ram Kumar Pandey

Dear Sir,

Under instruction from and on behalf of our above named client, we write to you as follows:-

1. In and around November 2019 our client had come to know that there is a certain booking going on for residential Apartments under the project "Hiland Greens" located at Municipal holding/premises number 1, new Bata Road, Batanagar, Maheshtala, Kolkata 700140. (hereinafter referred to as the said premises).
2. Our client was desirous of booking one such residential apartment in the said premises. Our client had approached you in pursuance of which you had allotted the said property to our client vide an allotment letter dated 1<sup>st</sup> March 2014.
3. On 28 January 2016 our client had entered into a tripartite agreement with you and IDBI Bank Limited for purchasing a flat/Apartment number T-31/8A4 on 8th floor admeasuring 712 square feet in the project known as Hiland Greens situated at the said premises a portion of municipal holding number one at (hereinafter referred to as the said property).
4. Our client as part of making the booking of the said property, had deposited an application money of Rs. 50,000/- on 25<sup>th</sup> January 2014 to you and there after paid an amount of Rs.2,37,750/- as allotment money on 24<sup>th</sup> March 2014. You vide your letter dated 1<sup>st</sup> March 2014 intimated our client about the schedule of payment along with additional taxes and charges which will be applicable. In accordance with the said schedule our client had made timely payment of instalment money along with all additional taxes and charges applicable. Our client had made a total payment of Rs.1,999,294/- for purchasing the said property which was time and again confirmed by you.
5. In and around May 2019 our client due to some personal reasons had decided to cancel the booking.

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6. Thereafter, our client vide email dated 17<sup>th</sup> May 2019 communicated to you that they want to proceed with the cancellation process and is in urgent requirement of money. It was decided between both the parties that 15% cancellation charges will be applicable and the rest of the amount will be refunded to our client. Thereafter, our client had sent several emails dated 14<sup>th</sup> July 2019 and 15<sup>th</sup> July 2019 and requested you to release the refund amount since our client was in urgent need of the refund amount.
7. Thereafter, via Email dated June 25, 2019 you had intimated our client that a final amount of Rs.1,595,620/- will be refunded to our client and only 15% cancellation charges and advance CAM charges will be applicable. Our client had confirmed the said amount. Thereafter our client had persistently communicated to you via Email and through telephonic conversation but you have not paid outstanding dues till date.
8. It is pertinent to mention here that in the agreement there is no provision for cancellation charges. Therefore, it was implied and understood by and between the parties that in case our client cancel the booking, the entire money will be refunded to him.
9. In spite of there being no provision for any cancellation charges the agreement between yourself indicated in your said Email dated June 25, 2019 that our client will be refunded with a final amount of Rs.1,595,620/- Till date our client has not received the said amount.


You are further aware that such cancellation was done by our client because he urgently needed the entire money. In spite of grave urgency our client did not receive the said amount from you.

We, therefore, on behalf of our abovementioned client and under instruction from them call upon you to make the payment of Rs.1,595,620/- being the outstanding refund amount along with interest @18% p.a. within a period of 15 days from the receipt of this notice.

Please treat this as a demand from our client and should you fail to comply with the requisition of the notice our client shall be constrained to take such legal steps as they may be advised in law. Please note, our client reserves its right to claim all costs and damages which may arise in this regard and you will be solely liable and responsible for the same, which please note.

This is without prejudice to our client's rights and contentions.

Yours faithfully,  
For **SANDIP AGARWAL & CO.**

  
Advocate  
Cc to: Client



हिन्दी



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## Track Consignment

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\* Indicates a required field.

\* Consignment Number

EW429882815IN

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Booked At	Booked On	Destination Pincode	Tariff	Article Type	Delivery Location	Delivery Confirmed On
New Secretariat Building SO	08/07/2020 13:32:57	700032	29.50	Inland Speed Post	Jadavpur University SO	11/07/2020 16:07:04

### Event Details For : EW429882815IN

Current Status : Item Delivery Confirmed

Date	Time	Office	Event
11/07/2020	16:07:04	Jadavpur University SO	Item Delivery Confirmed
11/07/2020	10:36:26	Jadavpur University SO	Out for Delivery
11/07/2020	08:58:44	Jadavpur University SO	Item Received
09/07/2020	17:14:43	KOL AP NSH	Item Bagged
09/07/2020	12:12:16	KOL AP NSH	Item Received
08/07/2020	15:44:42	New Secretariat Building SO	Item Dispatched
08/07/2020	15:43:53	New Secretariat Building SO	Item Bagged
08/07/2020	13:32:57	New Secretariat Building SO	Item Booked

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